

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL9141**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Schoolcraft House**
6. Current building name: **Varra House**
7. Building address: **418 Atwood Street**
8. Owner name: **Sylvia J. Varra**  
Owner address: **418 Atwood Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**NE¼ of NW¼ of NE¼ of SE¼ of section 3**
10. UTM reference  
Zone **13**  
Easting: **491896**  
Northing: **4445985**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S½ 4** Block: **47**  
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_ Determined Eligible - National Register
- \_\_\_\_ Determined Not Eligible - National Register
- \_\_\_\_ Determined Eligible - State Register
- \_\_\_\_ Determined Not Eligible - State Register
- \_\_\_\_ Needs Data
- \_\_\_\_ Contributes to eligible National Register District
- \_\_\_\_ Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet: **644 square feet**
16. Number of stories: **1½**
17. Primary external wall material  
**Synthetics / Vinyl**
18. Roof configuration (enter one):  
**Hipped Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Flared Eave**  
**Dormer**

22. Architectural style /  
building type:

**Late 19th and Early**  
**Twentieth Century Revivals**  
**/ Classic Cottage**

**21. General Architectural Description**

Built in 1905-1906, the residence at 418 Atwood Street is a 1½ story Classic Cottage style dwelling. Located on the east side of Atwood Street, the third house north of 4th Avenue, the house features a rectangular plan, and is supported by a low painted red concrete foundation. The house is of wood frame construction, with its exterior walls clad with beige color horizontal vinyl siding. The roof is a steeply-pitched hipped roof, covered with brown asphalt shingles, and with flared eaves. A hipped-roof dormer, also with flared eaves, is centered on the west-facing roof slope. The home's windows are primarily single 1/1 double-hung sash, with painted wood frames and surrounds. A painted white wood-paneled front door, with one upper sash light, and with an aluminum storm door, opens onto a non-historic concrete porch located on the facade (west elevation). This porch is approached by five concrete steps, is enclosed by a black wrought iron railing, and is covered by an aluminum or fiberglass awning. A shed-roofed addition has been built onto the original east (rear) elevation. Here, there is a single entry door which opens onto a non-historic 4-step wood porch.

A shed is located in the backyard, behind the house to the east: one story rectangular plan; green horizontal aluminum or masonite type siding, over wood frame construction; low-pitched front gable roof, covered with corrugated metal, over 1x wood decking and 2x wood rafters; one small window located on the south elevation; a single, painted green vertical wood plank door, side hinged with metal strap hinges, is located on the south elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located on the east side of Atwood Street, the third house north of 4th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The Colorado and Southern Railroad tracks run down the center of Atwood Street, while the neighborhood overall features wide tree-lined streets, uniform house setbacks, and deep rectangular-shaped lots.

**24. Associated buildings, features, or objects**

Shed

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#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1905-1906**

Source of information:

**"Town of Longmont, Colorado - Water Rent Collections, 1905-1906." On file at the Longmont Archives, Longmont Museum.**

26. Architect:  
**unknown**

Source of information:

**n/a**

27. Builder/ Contractor:  
**H.A. and W.D. Schoolcraft**

Source of information:

**"Town of Longmont, Colorado - Water Rent Collections, 1905-1906"; Longmont city directories.**

28. Original owner:  
**William D. Schoolcraft**

Source of information:

**"Town of Longmont, Colorado - Water Rent Collections, 1905-1906." On file at the Longmont Archives, Longmont Museum.**

#### **29. Construction History (include description and dates of major additions, alterations, or demolitions):**

Longmont water rent collection records, corroborated with Sanborn Insurance maps, provide evidence that this house was constructed in 1905-1906. A entry in the 1905-1906 water rent collection record book states that this property's water line was "tapped Nov. 25, '05", and the first entry for water usage was recorded a few months later in March 1906. Sanborn maps and Boulder County Assessor records indicate that the property remained unchanged through at least 1959. Subsequent to that time, a shed-roofed addition was built onto the original east elevation, the original front porch was replaced, and the house was clad with vinyl siding.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**  
32. Intermediate use(s): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

### **35. Historical Background**

This house was built in 1905-1906, and according to Longmont city directories and water rent collection records, in its early years it was maintained as a rental. William D. Schoolcraft, who lived up the street at 436 Atwood Street, was this home's original owner. William D. Schoolcraft was born in Malone, New York, on February 24, 1867, the son of Christopher C. and Harriet E. (Bemis) Schoolcraft. William's father, Christopher, had been born in Vermont on August 14, 1825, while his mother, Harriet, had been born in Malone on January 23, 1830. Christopher and Harriet were married on February 3, 1849, and in the ensuing years they raised a family of three sons and five daughters - S.C., Henry Albert, William D., Flora, Ruth, Henrietta, Sarah, and Lydia. Christopher and Harriet moved to Madison, Wisconsin in 1849, and then to High Forest, Wisconsin in 1854. They then moved their young family back to New York in 1863, before heading west once again, to Estherville, Iowa in 1869. A decade later, Christopher and Harriet, along with several of their children, crossed the plains to Colorado in a covered wagon, arriving in the Longmont area in June 1879. In Longmont, Christopher worked as a contractor and carpenter, and by the early 1890s, he and his sons, H.A. "Albert" and W.D. "William", had constructed a residence for the family at 436 Atwood Street.

Christopher passed away in the family's Atwood Street home on November 4, 1896, at the age of 71. His widow, Harriet, continued to live at 436 Atwood, with the family of her son William, and his wife, Frances. Albert Schoolcraft, meanwhile, had established a separate residence for his own family across the street at 427 Atwood Street. In addition to the houses 436 and 427 Atwood Street, the Schoolcraft family also owned two other houses in the 400 block of Atwood in the early 1900s - this house at 418 Atwood, and a house across the street at 419 Atwood. It is also very probable that the Schoolcrafts built all four residences. Like his father before him, Albert Schoolcraft earned his living as a carpenter and contractor. Water rent collection records indicate that William owned this house, while his brother, Albert, owned the house at 419 Atwood. Harriet Schoolcraft, William and Albert's mother, passed away on November 10, 1911 at the age of 81. At the time of her death Harriet was the matriarch of a large family that spanned five generations. She was survived by an amazing total of ninety direct descendants, including children, grandchildren, great-grandchildren, and even three great-great-grandchildren.

William Schoolcraft, and his wife Frances, had been married in New York in 1890, but following their marriage they made their home in Longmont. William worked as a clerk at Shey Clothiers for many years, before he and his brother, Albert, purchased Noah's Ark, a Longmont variety store in 1914. (A 1921 advertisement for Noah's Ark in the *Longmont Ledger* proclaimed it was the store "for anything and for everything in the line of small tools, crockery, dishes, baskets, toys, school supplies, etc., at prices that are cheaper." William and Frances Schoolcraft had three daughters, all of whom grew up in Colorado. Frances passed away in August 1918, at the relatively young age of 48. William continued to work as the owner of Noah's Ark variety store until August 1930, when he sold the business to C.H. Patton. He passed away four years later at the age of 67. In addition to his family and business interests, William had been a long time active member of the International Order of Odd Fellows.

The Schoolcraft family evidently maintained this property as a rental, although Sarah L. Sorby (William's sister) is listed at this address in the 1910-1911 city directory. According to the 1906 directory, the home's first residents were D.A. and Bessie Reed. Mr. Reed worked as an engineer. Other residents over the years included: E.J. Perren (late 1910s); W.H. Lucas (early 1920s); J.W. Noon (late 1920s); Earl and Anna Holmes (early 1930s); George and Anna Carlson (late 1930s); James Sheldon (1940s); Mrs. Myrtle Osborne (1950s - early 1960s); Edgar S. Byrne (late 1960s); and Anthony Cordova (1970s).

**35. Historical Background** (continued)

Sylvia J. Varra, the current owner and resident, has lived here from 1979 to the present (2003). Mrs. Varra has lived in Longmont since 1949, having previously lived in Durango and Erie. Mrs. Varra's husband passed away in 1988.

**36. Sources of Information**

(Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.

City of Longmont Building Permit file for 418 Atwood Street.

"Died - Schoolcraft." [Harriet E. Schoolcraft obituary] *Longmont Ledger*, November 17, 1911, p. 1.

"Funeral of W.D. Schoolcraft to be Held Here Tuesday Afternoon." *Longmont Times-Call*, December 3, 1934, p. 1.

"Local Pioneer Dies Saturday." [William D. Schoolcraft obituary] *Longmont Times-Call*, December 1, 1934, p. 1.

"Mrs. Myrtle Osborne." [obituary] *Longmont Times-Call*, February 26-27, 1972, p. 3.

[Noah's Ark advertisement] *Longmont Ledger*, February 24, 1921, p. 1. [Advertisements for Noah's Ark variety store appeared frequently in the *Longmont Ledger* in the 1910s and 1920s.]

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated April 1906, June 1911, March 1918, June 1930, and June 1959.

"Schoolcraft." [Christopher C. Schoolcraft obituary] *Longmont Ledger*, November 16, 1896, p. 3.

"Schoolcraft." [Mrs. Frances E. Schoolcraft obituary] *Longmont Ledger*, August 9, 1918, p. 4.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

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**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

**xx** 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

**xx** 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

**xx** 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development**

40. Period of Significance: **1905-1953**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1905-1953. The house is also architecturally notable, under Criterion C, for its representation of the Classic Cottage style of architecture. The property's significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, because the property displays somewhat below average integrity, it also probably does not qualify to be individually listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house would likely qualify as a contributing resource within the district's newly expanded boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a slightly below average degree of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. The home's physical integrity has been diminished by the replacement of the original front porch, by the construction of a rear addition, and by the application of vinyl siding, all following the period of significance.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-36; LONG-37**

Frame(s): **27-29; 10-11**

Negatives filed at: **City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **April 23, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**